

PROSPECT PLACE

80 UNIT MIXED-USE BUILDING



DRAWING INDEX

ARCHITECTURE

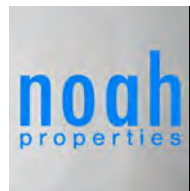
- 0.0 COVER SHEET
- 0.1 RENDERING
- 0.2 RENDERING
- 0.3 RENDERING
- 1.1 SITE PLAN, ZONING DATA
- 1.2 LANDSCAPING PLAN
- 2.0 BASEMENT FLOOR PLAN
- 2.1 FIRST FLOOR PLAN
- 2.2 TYPICAL FLOOR PLAN
- 2.3 SIXTH FLOOR/ROOF PLAN
- 3.1 BUILDING ELEVATIONS
- 3.2 BUILDING ELEVATIONS
- 4.1 CONTEXT SECTION

ENGINEERING

- E-1 PHOTOMETRIC PLAN
- C-1 LAYOUT PLAN
- C-2 GRADING & UTILITY PLAN

ISSUED FOR

01.07.2021 PLANNING AND ZONING



jsa
jonathan SPLITT architects ltd.

4001 north ravenwood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

2045

proj. PROSPECT PLACE
80 UNIT MIXED-USE DEVELOPMENT
1 W PROSPECT AVE
MT PROSPECT, IL 60056

description 01.07.2021 ISSUED FOR P&Z

0.0

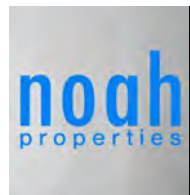


jsa
jonathan SPLITT architects ltd.
4001 north ravenwood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

VIEW LOOKING NW FROM METRA STATION

2045
proj. PROSPECT PLACE
80 UNIT MIXED-USE DEVELOPMENT
1 W PROSPECT AVE
MT PROSPECT, IL 60056
description 01.07.2021 ISSUED FOR P&Z

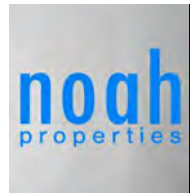
0.1



jsa
jonathan SPLITT architects ltd.
4001 north ravenwood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

VIEW OF FIRST FLOOR COMMERCIAL ALONG PROSPECT

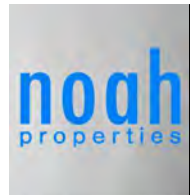
proj. 2045
PROSPECT PLACE
80 UNIT MIXED-USE DEVELOPMENT
1 W PROSPECT AVE
MT PROSPECT, IL 60056
description 01.07.2021 ISSUED FOR P&Z



jsa
jonathan SPLITT architects ltd.
4001 north ravenwood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

AERIAL VIEW FROM SOUTH

2045
proj. PROSPECT PLACE
80 UNIT MIXED-USE DEVELOPMENT
1 W PROSPECT AVE
MT PROSPECT, IL 60056
description 01.07.2021 ISSUED FOR P&Z



jsa
jonathan SPLITT architects ltd.
4001 north ravenwood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

AERIAL VIEW FROM NORTH

2045
proj. PROSPECT PLACE
80 UNIT MIXED-USE DEVELOPMENT
1 W PROSPECT AVE
MT PROSPECT, IL 60056
description 01.07.2021 ISSUED FOR P&Z

1 W PROSPECT

80 UNIT MIXED-USE BUILDING

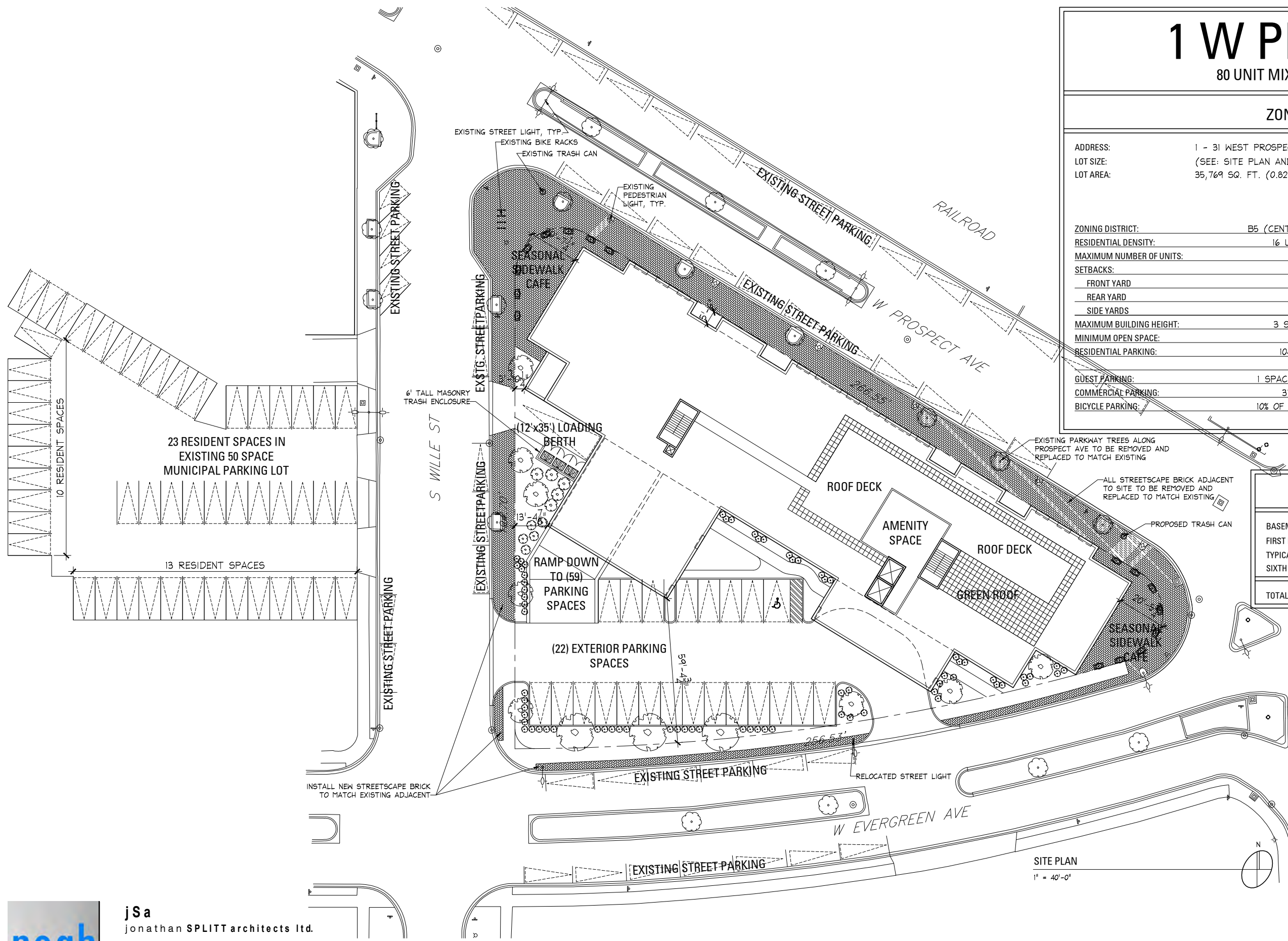
ZONING DATA

ADDRESS: 1 - 31 WEST PROSPECT AVENUE, MOUNT PROSPECT, IL
 LOT SIZE: (SEE: SITE PLAN AND PLAT OF SURVEY)
 LOT AREA: 35,769 SQ. FT. (0.82 ACRES)

	CODE	PROPOSED
ZONING DISTRICT:	B5 (CENTRAL COMMERCIAL)	PLANNED DEVELOPMENT
RESIDENTIAL DENSITY:	16 UNITS / ACRE	98 UNITS / ACRE
MAXIMUM NUMBER OF UNITS:	13 UNITS	80 UNITS
SETBACKS:		
FRONT YARD	N/A	
REAR YARD	N/A	
SIDE YARDS	N/A	
MAXIMUM BUILDING HEIGHT:	3 STORIES / 35'	6 STORIES / 75'
MINIMUM OPEN SPACE:	N/A	
RESIDENTIAL PARKING:	104 REQUIRED	81 ON-SITE 1 SPACE / UNIT
GUEST PARKING:	1 SPACE / 10 REQUIRED	NONE
COMMERCIAL PARKING:	31 REQUIRED	NONE
BICYCLE PARKING:	10% OF VEHICLE SPACES	40 BIKE SPACES

SQUARE FOOTAGE BREAKDOWN

BASEMENT:	24,773 SF
FIRST FLOOR:	17,231 SF
TYPICAL FLOOR (2-5):	20,658 SF (x4) = 82,632 SF
SIXTH FLOOR:	1,442 SF
TOTAL:	126,078 SF GROSS



SITE PLAN
1" = 40'-0"

noah properties
jsa
 jonathan SPLITT architects ltd.
 4001 north ravenswood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

2045
 proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056
 description 01.07.2021 ISSUED FOR P&Z

PLANTING SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1	TILIA TOMENTOSA	SILVER LINDEN TREE (LARGE)	50' - 70' TALL	N/A	3
2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE (MEDIUM)	40' - 60' TALL	N/A	4
3	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	15' - 25' TALL	N/A	3
4	FORSYTHIA X INTEREDIA	FORSYTHIA BUSH	3' TALL	3'	21
5	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	3' TALL	3'	25
6	SPOROBOLUS HETEROLEPIS	NORTHERN DROPSEED GRASS	1' - 1'-6" TALL	1'	34
NP	NATIVE PERENNIAL PLANTINGS: ECHINACIA, ASTER, BLUE LUPINES, LITTLE BLUESTEM GRASS (SCUPARIUM)				
GC	GROUND COVER PLANTING W/ LOW GROW PERNNIALS				
SD	GRASS SOD				

GENERAL LANDSCAPING NOTES:

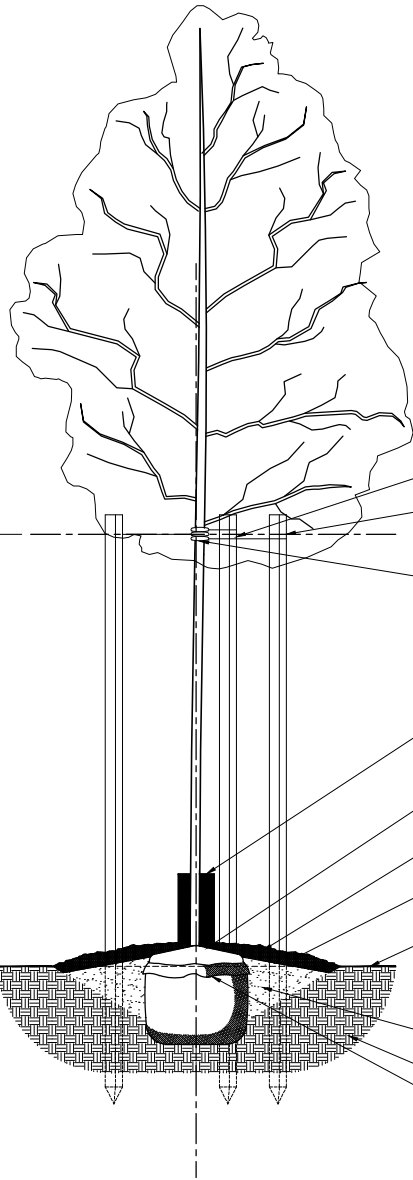
- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. IF SUBSTITUTIONS ARE NECESSARY, THE CONTRACTOR SHALL SUBMIT ALL REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST ARE FOR CONVENIENCE ONLY. THE NUMBER OF PLANT SYMBOLS SHOWN SUPERSEDES ALL QUANTITIES PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES GIVEN ON THE DRAWING AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTINGS SHOWN ON THE DRAWINGS.
- ALL UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING. IF UTILITIES OF OTHER CONSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING OR PLANT PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS CAN BE MADE.
- TOPSOIL SHALL BE "LOAM" SOIL, COMPRISED OF 30%-60% SAND, 20%-50% SILT AND 5%-20% CLAY. TOPSOIL SHALL HAVE A PH OF BETWEEN 6.0 AND 7.0 AND ORGANIC MATTER OF BETWEEN 3% AND 8%. SOIL SHALL BE FREE OF LEAVES, BRANCHES, DEBRIS, CHEMICALS, AND TOXINS. PROVIDE A SOIL ANALYSIS OF TOPSOIL FOR APPROVAL.
- BACKFILL MIX FOR PLANTINGS SHALL BE AS FOLLOWS:
TREES AND SHRUBS - 70% TOPSOIL, 15% COARSE SAND, 15% PINE FINES
PERENNIALS AND GROUNDCOVERS - 50% TOPSOIL, 25% COARSE SAND, 25% PINE FINES
ALL PLANTING MIXES SHALL BE THOROUGHLY MIXED OUTSIDE OF THE PLANTING PIT.
- PROVIDE POSITIVE DRAINAGE FLOW. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERNS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AND PAVED AREAS TO REMAIN. ANY DAMAGES TO THESE AREAS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS ARE TO BE REGRADED AND RESTORED WITH SOD.
- ALL BED EDGES TO BE WELL SHAPED "SPADE-OUT" EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- APPLY A PRE-EMERGENT FOR GRASSY AND BROADLEAF WEEDS TO ALL SHRUB BEDS AND TREE RINGS. DO NOT APPLY PRE-EMERGENT TO BEDS OF GROUNDCOVERS OR ANNUALS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL AND GROUNDCOVER BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING.



PROPOSED LANDSCAPE PLAN
1" = 40'-0"

- NOTES:
 1. SHRUBS AND TREES SHALL BE BALLED & BURLAPPED
 2. ALL PLANTS TO BE SPECIMAN QUALITY
 3. IN THE EVENT OF DISCREPANCY IN PLANT QUALITY TITLES BETWEEN PLAN AND PLANT SCHEDULE, LARGER QUANTITY TO BE PROVIDED AND INSTALLED.

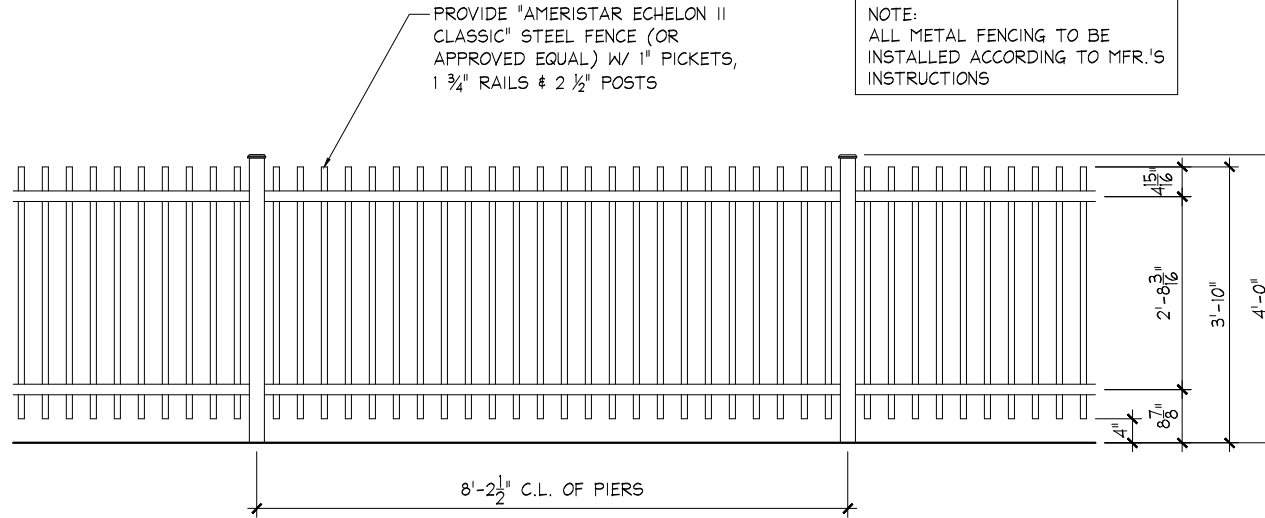
- NOTES:
 1. EXCAVATION FOR TREE PITS SHALL BE PER DETAILS, SET ON UNDISTURBED SUB-BASE.
 2. REMOVE ALL PLASTIC TWINE, ROPE, BURLAP, AND OR/WIRE BASKET FROM TOP 1/3 OF TREE BALL.
 3. REMOVE ALL RIBBONS OR TREE TAGS AFTER APPROVAL BY THE LANDSCAPE ARCHITECT.
 4. TREE TO BE ALIGNED AND PLUMB AFTER WATERING AND SETTLING.
 5. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 6. TREES THAT ARE TO BE STAKED SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD.



2 1/2" dia. CANOPY TREE PLANTING DETAIL
 N.T.S.

- DOUBLE STRAND #10 WIRE GALVANIZED W/6" TURNBUCKLE.
- 2"x2"x8'-0" WOOD STAKES (3 SPACED AT 120 DEGREES)
- REINFORCED RUBBER HOSE FRICTION GUARD AT FIRST BRANCHING.
- 12"x6" DIA. CORRUGATED PLASTIC PIPE FOR TREE PROTECTION OF 4" CALIBER TREE OR LESS.
- ROOT FLARE (SET 3" ABOVE FINISH GRADE AFTER SETTLING).
- CREATE SAUCER WITH MULCH, 6" AT PERIMETER.
- 4'-0" X 3" CIRCLE MULCH. (DO NOT PLACE AT BASE OF TRUNK)
- FINISH GRADE.
- PLANTING SOIL MIX AS SPECIFIED.
- UNDISTURBED SOIL.
- REMOVE ROPES AND BURLAP FROM TOP 1/3 OF ROOT BALL.

6'-0" MIN. FINISH GRADE TO LOWEST BRANCHES IN LAWN AREAS. 7'-0" IN CONC. PAVEMENT AREAS AND PARKWAY.

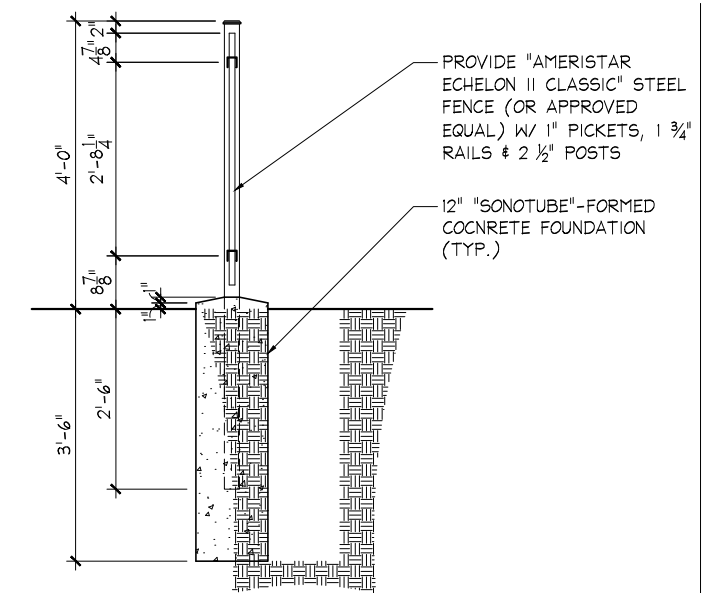


METAL FENCE ELEVATION

1/2" = 1'-0"

NOTE:
 ALL METAL FENCING TO BE INSTALLED ACCORDING TO MFR.'S INSTRUCTIONS

PROVIDE "AMERISTAR ECHELON II CLASSIC" STEEL FENCE (OR APPROVED EQUAL) W/ 1" PICKETS, 1 3/4" RAILS & 2 1/2" POSTS

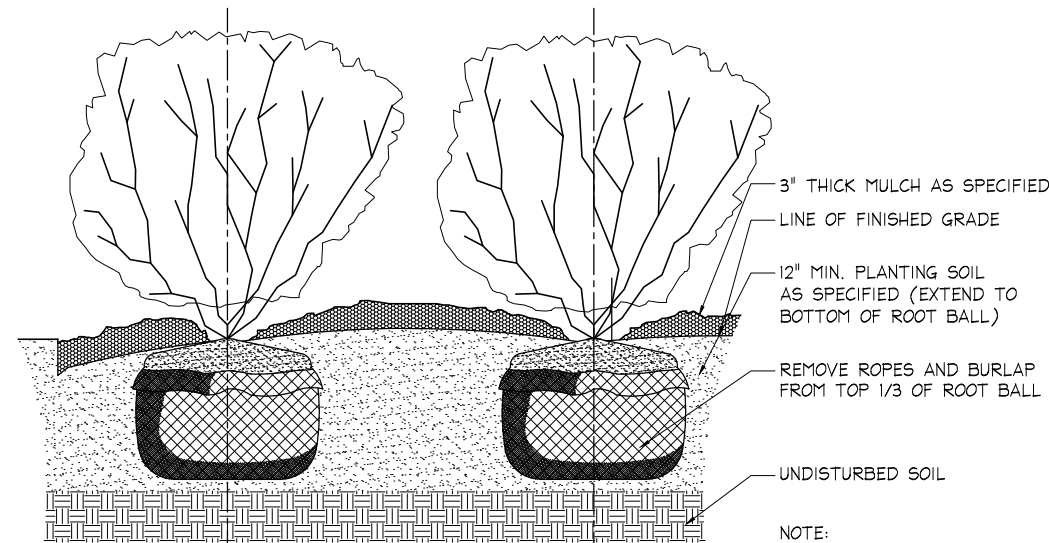


METAL FENCE SECTION

1/2" = 1'-0"

PROVIDE "AMERISTAR ECHELON II CLASSIC" STEEL FENCE (OR APPROVED EQUAL) W/ 1" PICKETS, 1 3/4" RAILS & 2 1/2" POSTS

12" "SONOTUBE"-FORMED CONCRETE FOUNDATION (TYP.)

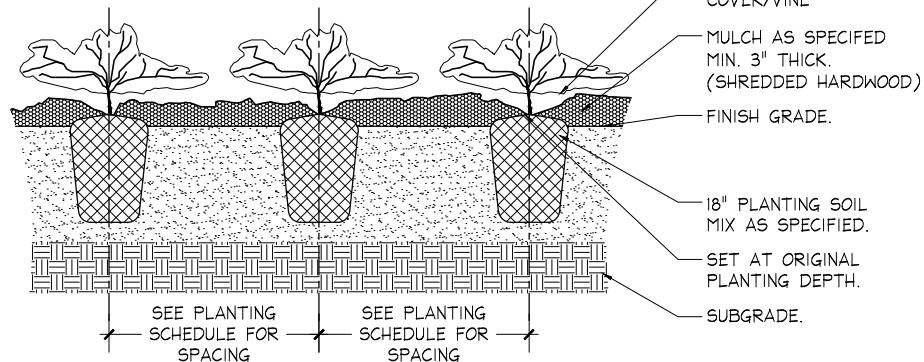


HEDGE PLANTING DETAIL

N.T.S.

- 3" THICK MULCH AS SPECIFIED
- LINE OF FINISHED GRADE
- 12" MIN. PLANTING SOIL AS SPECIFIED (EXTEND TO BOTTOM OF ROOT BALL)
- REMOVE ROPES AND BURLAP FROM TOP 1/3 OF ROOT BALL
- UNDISTURBED SOIL
- NOTE:
 DO NOT EXCAVATE FOR INDIVIDUAL SHRUBS. TRENCH EXCAVATE TOTAL SHRUB AND PERENNIALS AREAS EXCAVATE MIN. 36" DEEP @ BUILDING

PROVIDE SPACING PER PLANT RECOMMENDATION

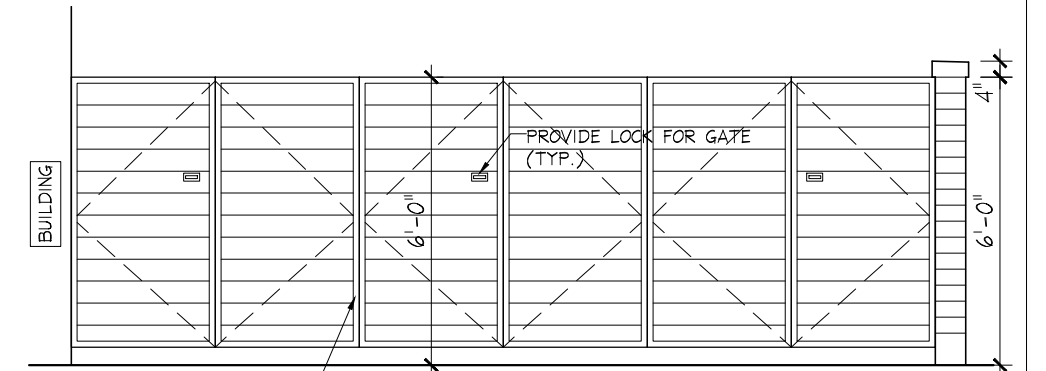


PERENNIAL/GROUND COVER/VINE PLANTING

N.T.S.

- PERENNIAL/GROUND COVER/VINE
- MULCH AS SPECIFIED MIN. 3" THICK (SHREDDED HARDWOOD)
- FINISH GRADE.
- 18" PLANTING SOIL MIX AS SPECIFIED.
- SET AT ORIGINAL PLANTING DEPTH.
- SUBGRADE.

SEE PLANTING SCHEDULE FOR SPACING

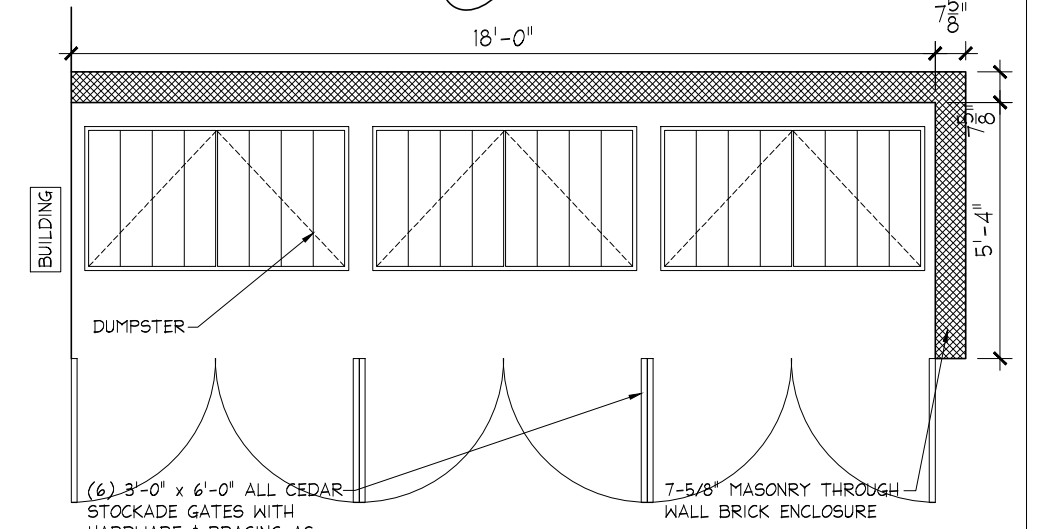


TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"

ALL CEDAR GATE WITH HARDWARE & BRACING AS REQUIRED.

PROVIDE LOCK FOR GATE (TYP.)



TRASH ENCLOSURE PLAN

1/4" = 1'-0"

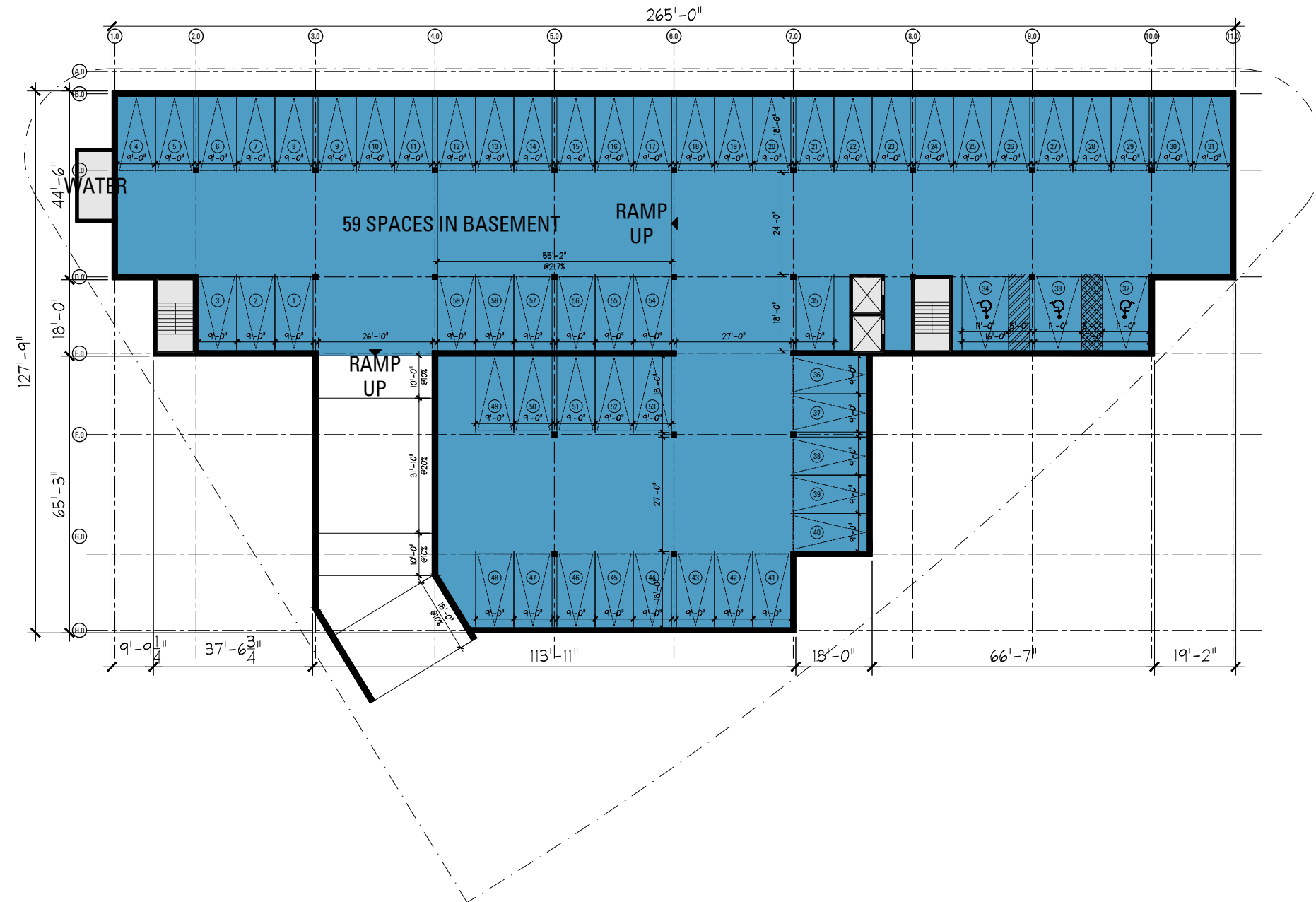
(6) 3'-0" x 6'-0" ALL CEDAR STOCKADE GATES WITH HARDWARE & BRACING AS REQUIRED.

7-5/8" MASONRY THROUGH WALL BRICK ENCLOSURE



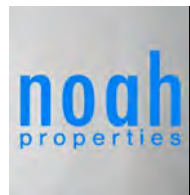
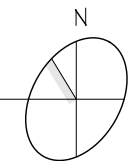
jSa
 jonathan SPLITT architects ltd.
 4001 north ravenswood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

2045
 proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056
 description 01.07.2021 ISSUED FOR P&Z



BASEMENT FLOOR PLAN - 24,773 SF

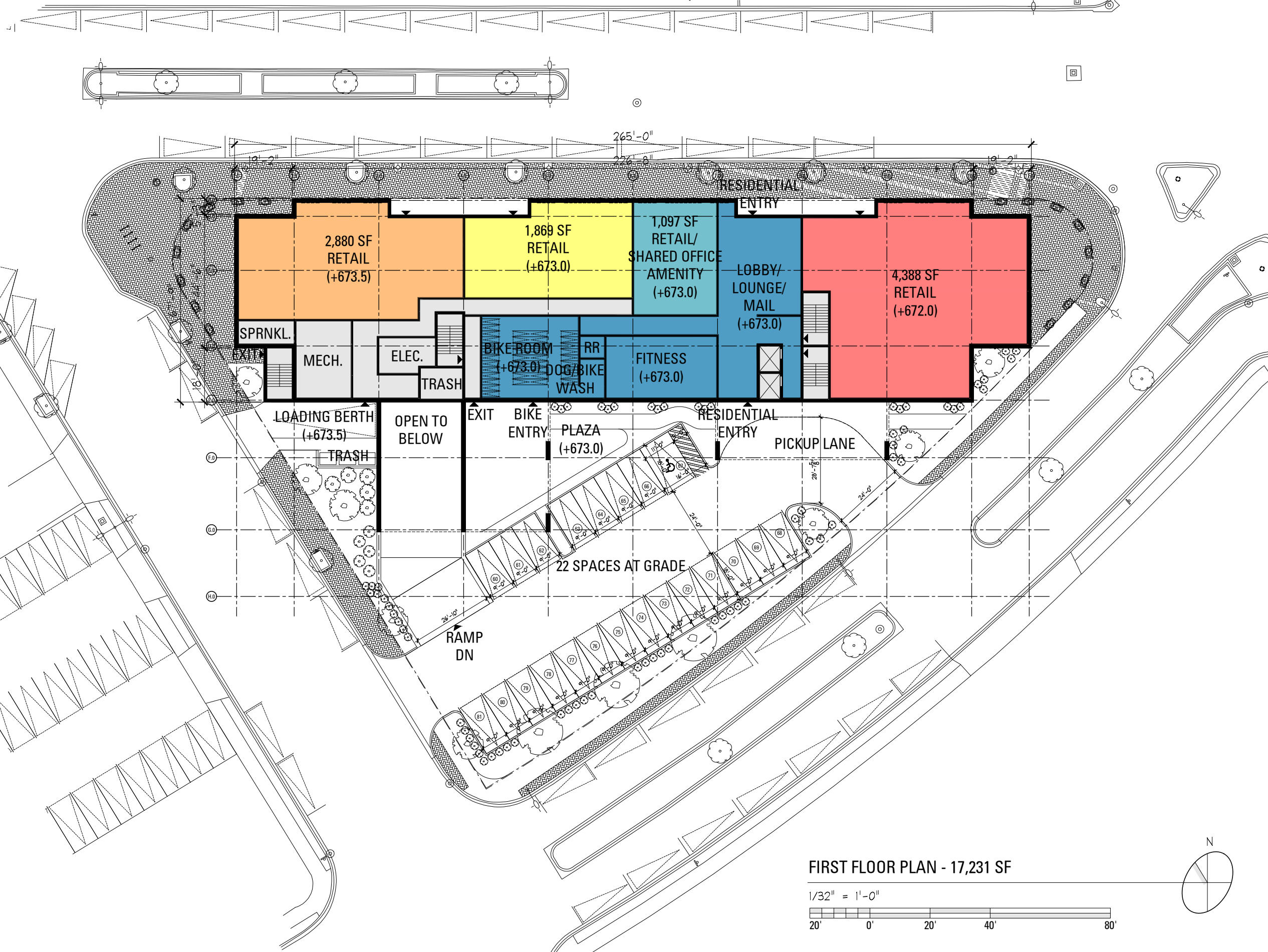
1/32" = 1'-0"



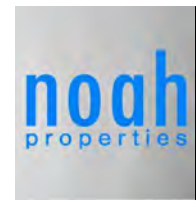
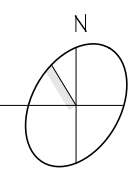
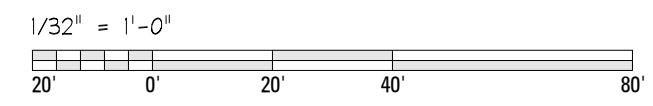
jsa
 jonathan SPLITT architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

2045
 proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056
 description 01.07.2021 ISSUED FOR P&Z

2.0

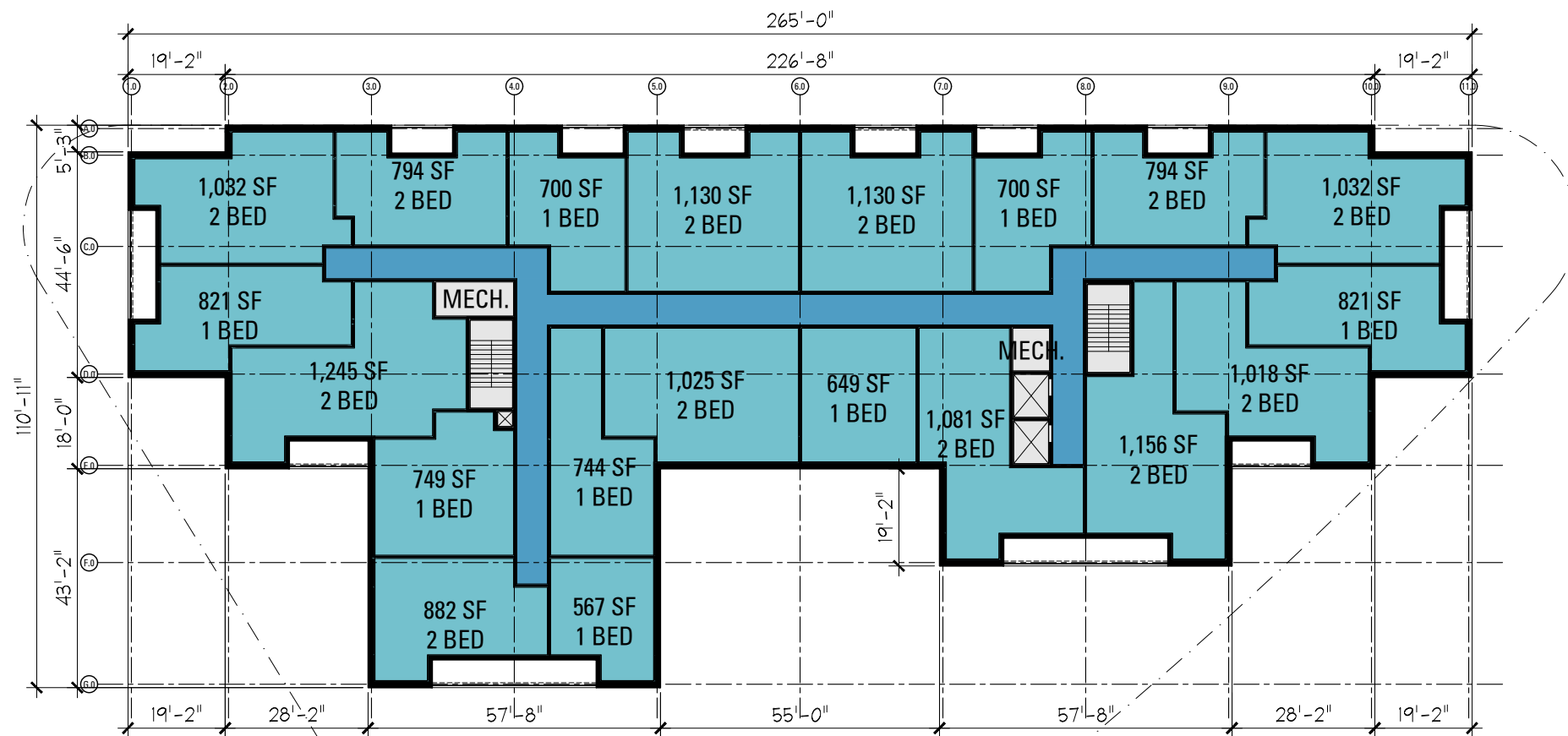


FIRST FLOOR PLAN - 17,231 SF



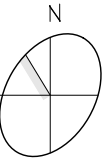
jsa
 jonathan SPLITT architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

2045
 proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056
 description 01.07.2021 ISSUED FOR P&Z



RESIDENTIAL UNIT BREAKDOWN			
PER FLOOR			
2 BEDROOMS:	12 UNITS	1,026 SF AVG.	60% OF TOTAL
1 BEDROOMS:	8 UNITS	718 SF AVG.	40% OF TOTAL
TOTAL:	20 UNITS	18,070 SF LEASE	87.4% LEASABLE
GRAND TOTAL:	80 UNITS		

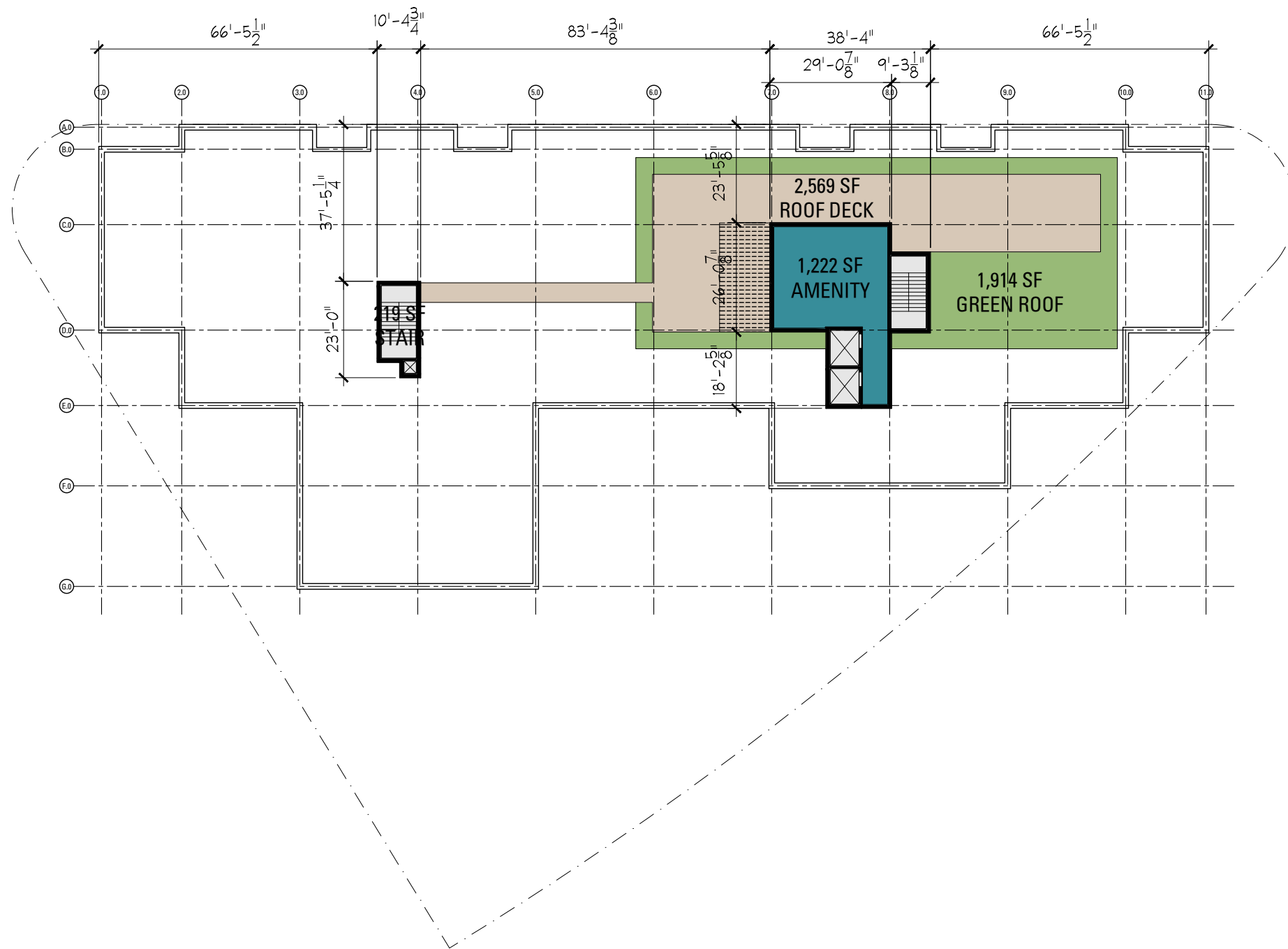
TYPICAL (2-5) FLOOR PLAN - 20,658 SF



jsa
 jonathan SPLITT architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

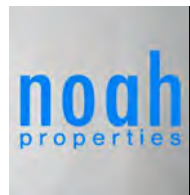
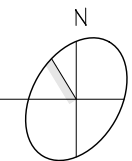
2045
 proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056

description 01.07.2021 ISSUED FOR P&Z



SIXTH FLOOR / ROOF PLAN - 1,442 SF

1/32" = 1'-0"

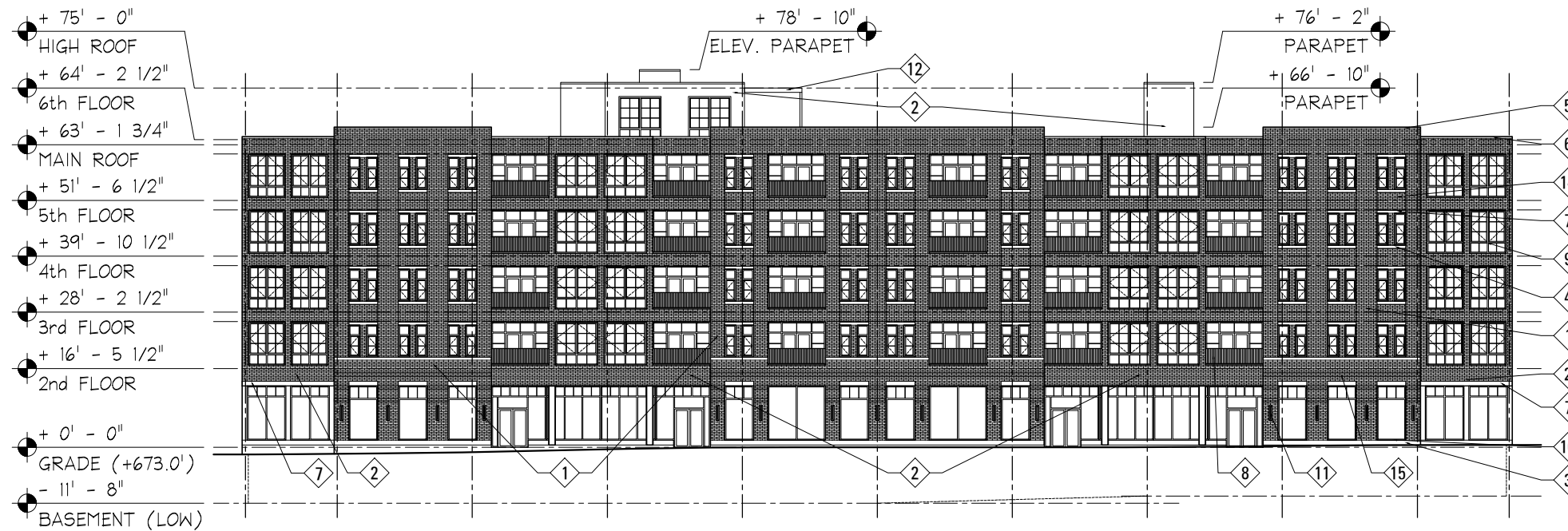


jSa
 jonathan SPLITT architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

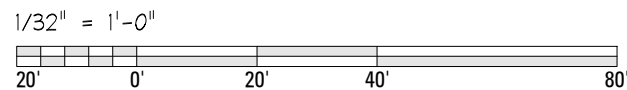
2045

proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056

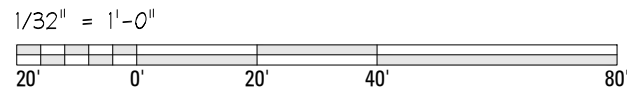
description 01.07.2021 ISSUED FOR P&Z



NORTHEAST (PROSPECT) ELEVATION

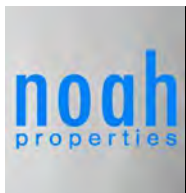


SOUTHWEST ELEVATION



NOTE:

1. RUBY RED FACE BRICK (ENDICOTT)
2. MANGANESE IRON SPOT FACE BRICK (ENDICOTT)
3. 12" RED LIMESTONE BASE
4. 8" RED LIMESTONE SILL
5. 4" RED LIMESTONE CAP
6. 4" BLACK METAL COPING
7. BLACK EXPOSED STEEL LINTEL
8. BLACK METAL GUARDRAIL
9. BLACK METAL FRAME PVC WINDOW (SALAMANDER-BRUGMAN BLUEVOLUTION 82)
10. RECESSED WINDOW SILL PLANTER
11. ASPEN 36 CHARCOAL LINEAR WALL SCENCE (TECH LIGHTING)
12. WOOD TRELLIS
13. PERFORATED BRICK SCREEN WALL
14. RECESS BRICK 1"
15. PROJECT BRICK 1"



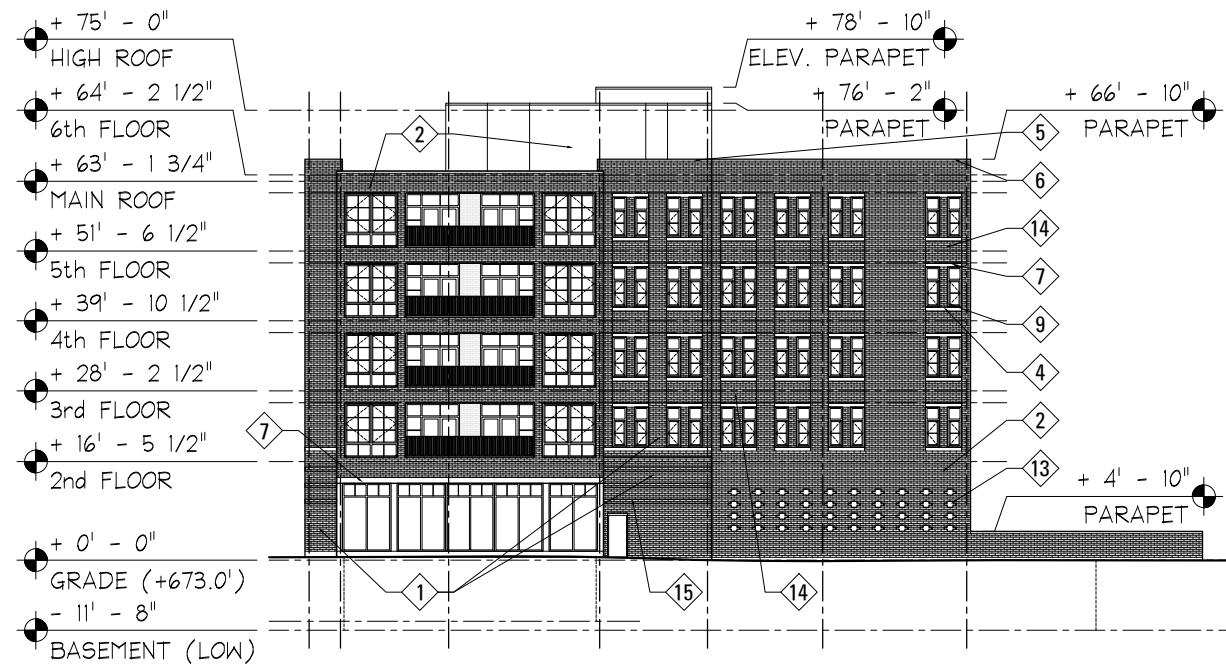
jSa
jonathan SPLITT architects ltd.

4001 north ravenswood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

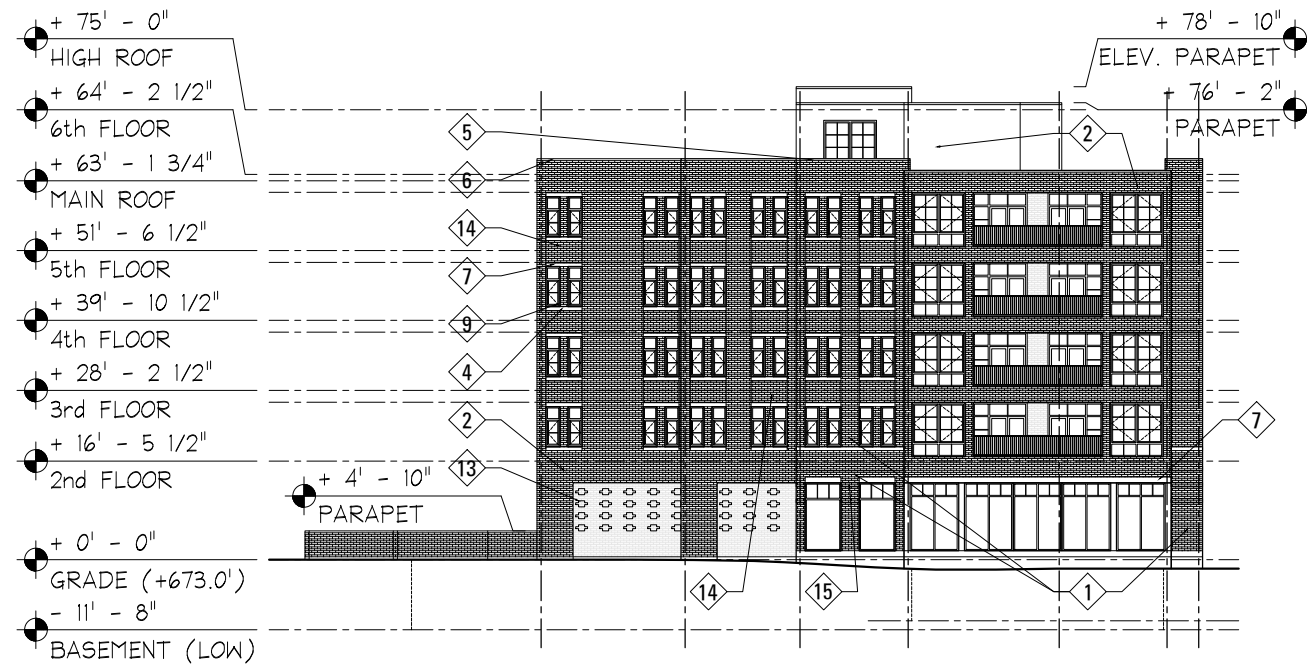
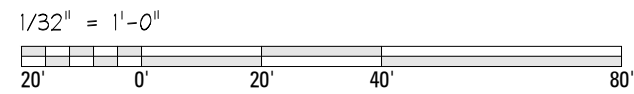
2045

proj. PROSPECT PLACE
80 UNIT MIXED-USE DEVELOPMENT
1 W PROSPECT AVE
MT PROSPECT, IL 60056

description 01.07.2021 ISSUED FOR P&Z



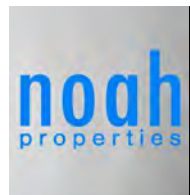
NORTHWEST ELEVATION



SOUTHEAST (EVERGREEN) ELEVATION

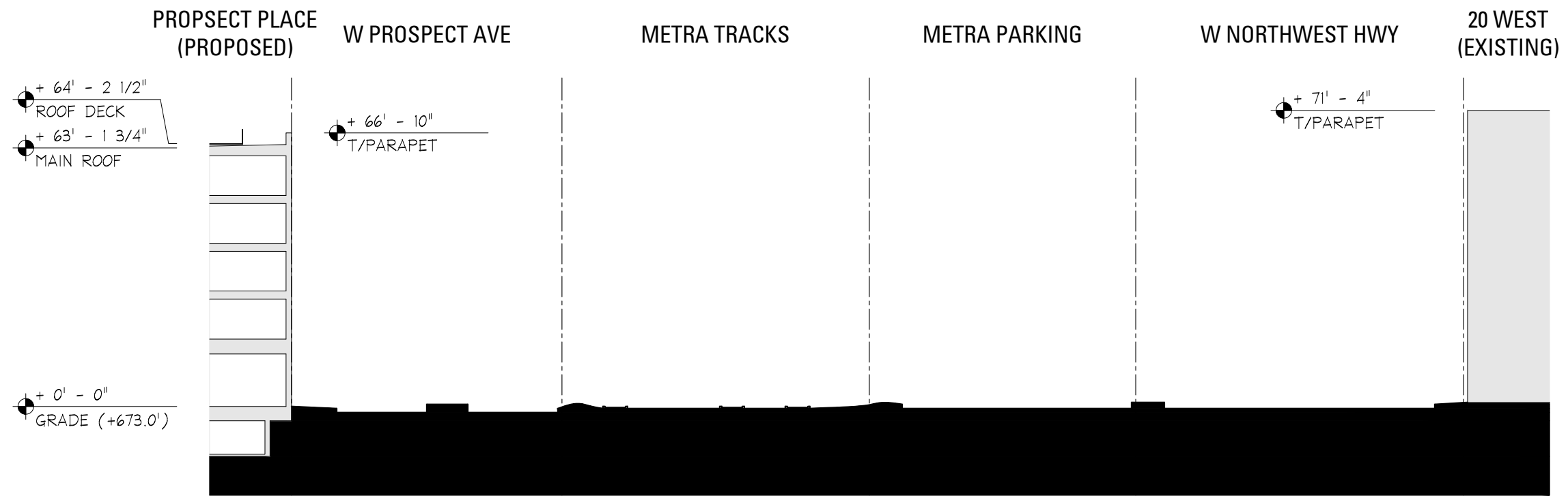


- NOTE:
1. RUBY RED FACE BRICK (ENDICOTT)
 2. MANGANESE IRON SPOT FACE BRICK (ENDICOTT)
 3. 12" RED LIMESTONE BASE
 4. 8" RED LIMESTONE SILL
 5. 4" RED LIMESTONE CAP
 6. 4" BLACK METAL COPING
 7. BLACK EXPOSED STEEL LINTEL
 8. BLACK METAL GUARDRAIL
 9. BLACK METAL FRAME PVC WINDOW (SALAMANDER-BRUGMAN BLUEVOLUTION 82)
 10. RECESSED WINDOW SILL PLANTER
 11. ASPEN 3/6 CHARCOAL LINEAR WALL SCENCE (TECH LIGHTING)
 12. WOOD TRELLIS
 13. PERFORATED BRICK SCREEN WALL
 14. RECESS BRICK 1"
 15. PROJECT BRICK 1"



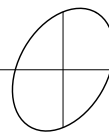
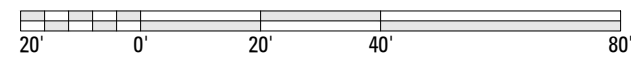
jsa
 jonathan SPLITT architects ltd.
 4001 north ravenswood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

2045
 proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056
 description 01.07.2021 ISSUED FOR P&Z



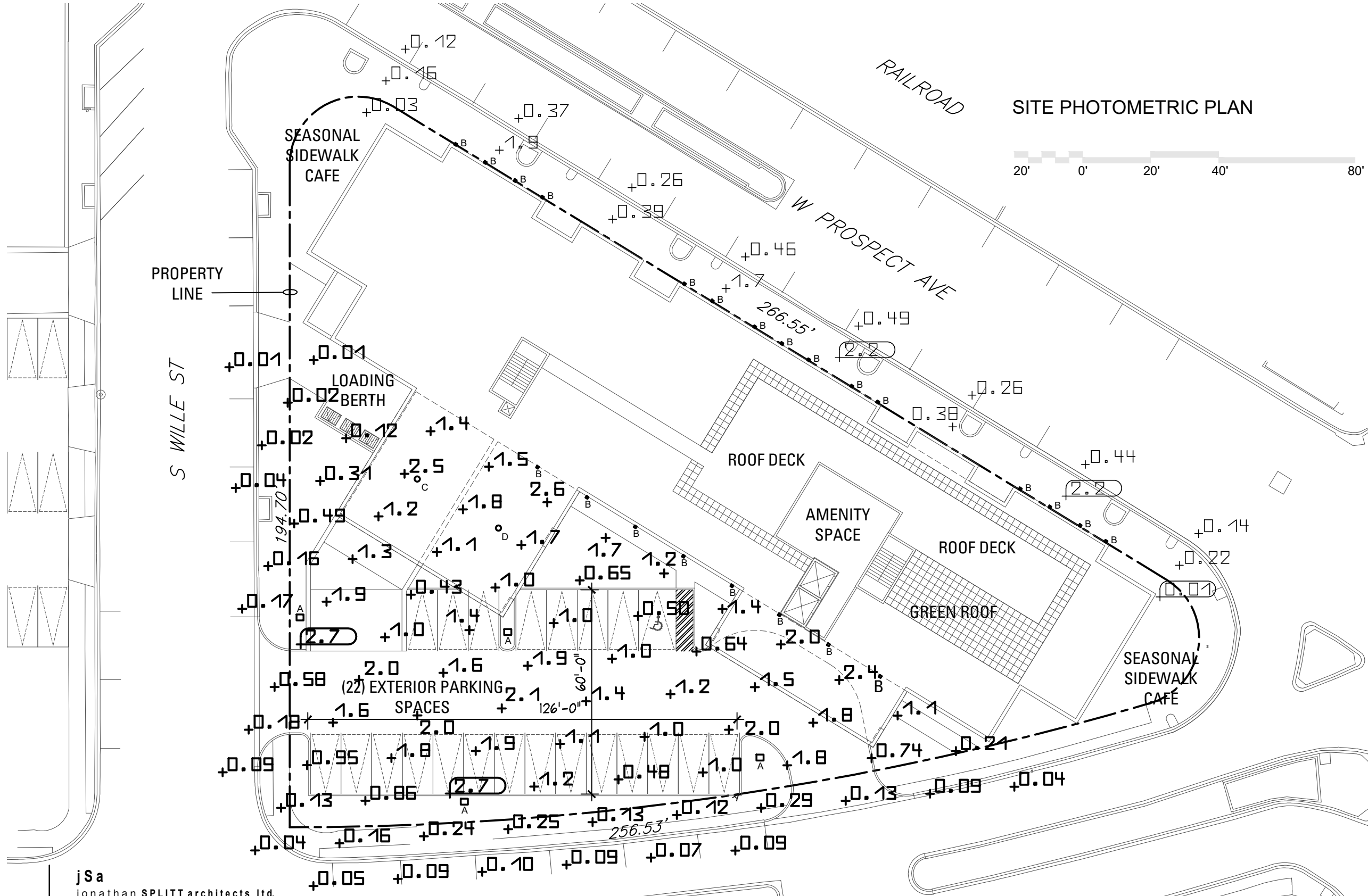
CONTEXT SECTION

1/32" = 1'-0"



jSa
 jonathan SPLITT architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

proj. 2045
 PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056
 description 01.07.2021 ISSUED FOR P&Z



jSa
 jonathan SPLITT architects ltd.
 4001 north ravenwood avenue
 suite 601
 chicago illinois 60613-2576
 773 883 1017 fax 773 883 3081

2045
 proj. PROSPECT PLACE
 80 UNIT MIXED-USE DEVELOPMENT
 1 W PROSPECT AVE
 MT PROSPECT, IL 60056
 description 12/10/20; ISSUED FOR REVIEW

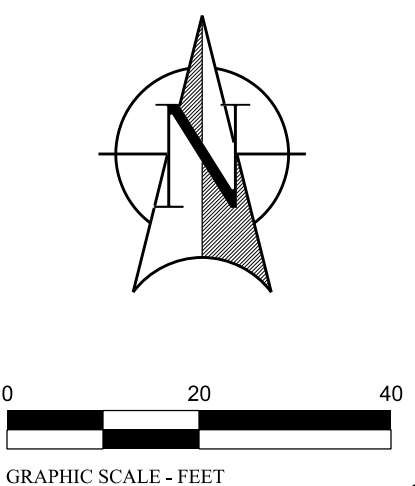
#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Parking Lot	Perpendicular Illuminance (Adaptive)	0.18 fc	2.79 fc	1.31 fc	0.133	0.065
		Luminance (Adaptive)	0.12 cd/m ²	1.91 cd/m ²	0.94 cd/m ²	0.13	0.063

Luminaire List								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
B	GENERATION BRANDS	LED WALL SCONCE	T000WASPW93 015DZUNYS	1x LED	1435 lm	0.80	48 W	23
A	Lithonia Lighting	D5X0 LED P2 40K T3M MYOLT with houseside shield	D5X0 LED P2 40K T3M MYOLT HS	1x LED	4728 lm	0.80	49 W	4
C	EATON - McGRW-EDISON (FORMER COOPER LIGHTING)	TOPTIER LED PARKING GARAGE LUMINAIRE 3000K, 80 CRI LEDS AND MEDIUM DISTRIBUTION	TT-DI-830-U-M Q	4x	3647 lm	0.80	28 W	1
D	EATON - McGRW-EDISON (FORMER COOPER LIGHTING)	TOPTIER LED PARKING GARAGE LUMINAIRE 3000K, 80 CRI LEDS AND WIDE DISTRIBUTION	TT-DI-830-U-W Q	4x	3449 lm	0.80	28 W	1

jSa
jonathan SPLITT architects ltd.

4001 north ravenswood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

2045
proj. PROSPECT PLACE
80 UNIT MIXED-USE DEVELOPMENT
1 W PROSPECT AVE
MT PROSPECT, IL 60056
description 12/10/20; ISSUED FOR REVIEW



RETAIL AND APARTMENTS 31 W. PROSPECT

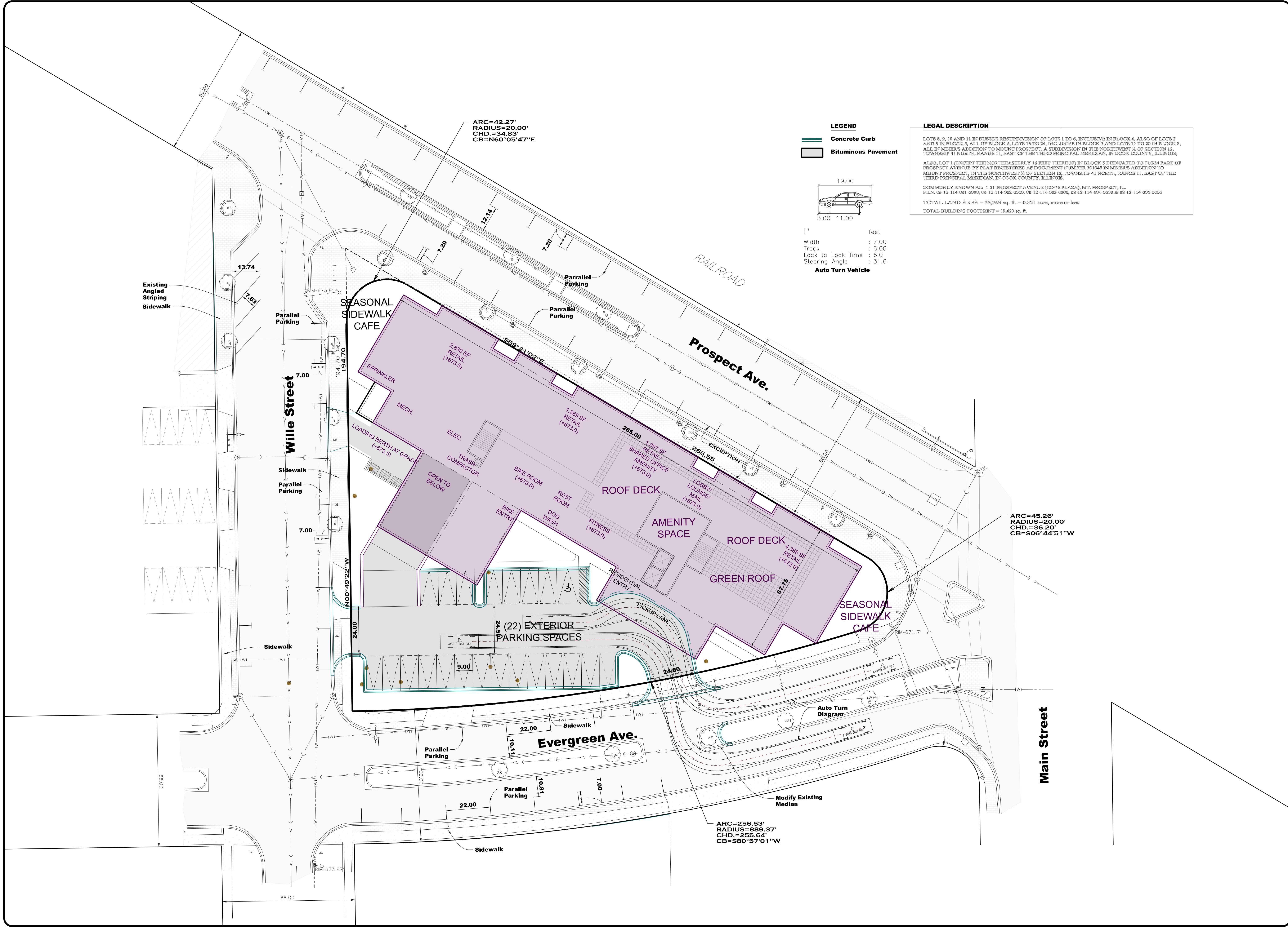
Prepared For:
Jonathan Spitt Architects
4001 N. Ravenswood, Suite 601
Chicago, IL 60613
Phone: 773-883-1017

WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over 100 Years of Service to Clients
207 South Main Street, Waukegan, IL 60087
PH: (815) 498-7603 WEB: WWW.WMA.IL.COM
DESIGN FIRM LICENSE NO. 184003101

BY	
REVISION DESCRIPTION	
DATE	01/07/21
REV#	01
Section-Township-Range	Cook: NW¼ 12-41N-11E
JOB #	44405
DRAWN	BMB
SCALE	1"=20'
SHEET NAME	

**PRELIMINARY
LAYOUT
PLAN**

SHEET #
C-1



LEGEND

- Concrete Curb
- Bituminous Pavement

Auto Turn Vehicle

19.00
3.00 11.00

P feet
Width : 7.00
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 31.6

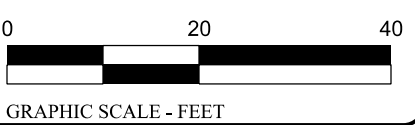
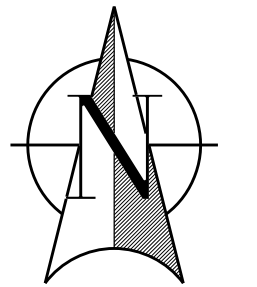
LEGAL DESCRIPTION

LOTS 8, 9, 10 AND 11 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE IN BLOCK 4, ALSO OF LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, LOTS 13 TO 24, INCLUSIVE IN BLOCK 7 AND LOTS 17 TO 20 IN BLOCK 8, ALL IN MEISER'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO, LOT 1 (EXCEPT THE NORTHWESTERLY 15 FEET THEREOF) IN BLOCK 5 DEDICATED TO FORM PART OF 'PROSPECT AVENUE' BY PLAT REGISTERED AS DOCUMENT NUMBER 301948 IN MEISER'S ADDITION TO MOUNT PROSPECT, IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3131 PROSPECT AVENUE (COV'S PLAZA), MT. PROSPECT, IL.
P.L.N. 08-12-114-001-0000, 08-12-114-002-0000, 08-12-114-003-0000, 08-12-114-004-0000 & 08-12-114-005-0000

TOTAL LAND AREA = 35,769 sq. ft. = 0.821 acre, more or less
TOTAL BUILDING FOOTPRINT = 19,423 sq. ft.



RETAIL AND APARTMENTS 31 W. PROSPECT

Prepared For:
Jonathan Spitt Architects
4001 N. Ravenswood, Suite 601
Chicago, IL 60613
Phone: 773-883-1017

WEBSTER, MCGRATH & AHLBERG, LTD.



LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over 100 Years of Service to Clients
207 South Main Street, Suite 200, Chicago, IL 60604
PH: (312) 666-7603 WEB: WWW.WMA.IL.COM
DESIGN FIRM LICENSE NO. 184003101

REV#	DATE	REVISION DESCRIPTION
01	01/07/21	Village Review

Section-Township-Range	Cook: NW¼ 12-41N-11E
JOB #	44405 SURV: CBU/CV
DRAWN: BMB	REVIEW: SMR
SCALE: 1"=20'	DATE: 12-08-2020
SHEET NAME	

PRELIMINARY GRADING AND UTILITY PLAN

SHEET # **C-2**

STORMWATER SUMMARY

Site Area = 0.82 ac.
Impervious Area = 0.72 acres
CN = 95.07

MWRD Volume Control Required = 0.059 ac. ft.
MWRD Volume Control Provided = 0.070 ac. ft.

Village Required Detention = 0.271 ac. ft.
Detention to be Provided as fee in lieu.

- LEGEND**
- 672.0+ Proposed Grade
 - Storm Inlet
 - Water Main
 - Storm Sewer
 - Sanitary Sewer
 - Overland Flow Route

RIM-674.17
INV-670.52 (SE, 12" PVC)
INV-664.10 (NW/SE, 12")

RIM-673.63
FULL OF WATER
T/WATER-669.70

RIM-673.50
FULL OF WATER
T/WATER-670.55

RIM-674.71
INV-669.26 (NW, 8" RCP)
INV-669.31 (NE, 8" RCP)
INV-661.78 (E, 12")
INV-661.62 (N, 12")
INV-661.62 (S, 12")

EXISTING WATER MAIN
TO BE REPLACED BY
THE VILLAGE

SEASONAL
SIDEWALK
CAFE

Wille Street

Existing 12" Sewer

Existing 12" Sewer

Existing 15" Sewer

SPRINKLER
MECH.

2,880 SF
RETAIL
(+673.5)

LOADING BERTH AT GRADE
(+673.5)

OPEN TO BELOW

BIKE ROOM
(+673.0)

REST ROOM
DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,889 SF
RETAIL
(+673.0)

BIKE ENTRY

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

1,097 SF
SHARED OFFICE
AMENITY
(+673.0)

BIKE ROOM
(+673.0)

REST ROOM

DOG WASH

FITNESS
(+673.0)

RESIDENTIAL
ENTRY

PICKUP LANE

(22) EXTERIOR
PARKING SPACES

Volume Control Provided
148-ft 60" dia. Storm
Sewer Pipe

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 8, 9, 10 AND 11 IN BUSSES RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 4, ALSO OF LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, LOTS 13 TO 24, INCLUSIVE, IN BLOCK 7 AND LOTS 17 TO 20 IN BLOCK 8, ALL IN MEIERS ADDITION TO MOUNT PROSPECT, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO LOT 1 (EXCEPT THE NORTHEASTERLY 16 FEET THEREOF) IN BLOCK 5 DEDICATED TO FORM PART OF PROSPECT AVENUE BY PLAT REGISTERED AS DOCUMENT NUMBER 301948 IN MEIERS ADDITION TO MOUNT PROSPECT, IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DuPAGE

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 28th DAY OF DECEMBER, A.D. 2020



WEBSTER, MCGRATH AND AHLBERG, LTD.
BY: _____
ILLINOIS LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
207 S. WAREVILLE STREET
WHEATON, ILLINOIS 60187
(830) 868-7603

ABBREVIATIONS

- HDPE = HIGH-DENSITY POLYETHYLENE
- RCP = REINFORCED CONCRETE PIPE
- PVC = POLYVINYLCHLORIDE PIPE
- CMB = CORRUGATED METAL PIPE
- VCP = VITRIFIED CLAY PIPE
- INVERT = TO TOP OF CURB
- FL = FLOW LINE
- FE = FLOOR ELEVATION
- TF = TOP OF FOUNDATION
- CHB = CHORD BEARING
- DIP = DUCTILE IRON PIPE
- RFB = RAILROAD STRIKE
- POB = POINT OF BEGINNING

LINE LEGEND

- = BOUNDARY LINE
- - - = LOT LINE
- - - - = SETBACK LINE
- - - - - = EASEMENT LINE

FIELDWORK COMPLETED ON 12/14/2020

LEGEND	
⊙	UTILITY MANHOLE
⊕	UTILITY CLEAMOUT
⊗	STORM MANHOLE
⊙	STORM CATCH-BASIN
⊙	STORM INLET
⊙	STORM CLEAMOUT
⊙	FLARED END SECTION
⊙	TRANSFORMER
⊙	ELECTRICAL BOX
⊙	CHORD BEARING
⊙	ELECTRIC BOX
⊙	TRAFFIC CONTROL BOX
⊙	COMMUNICATION MANHOLE
⊙	TELEPHONE MANHOLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	GAS VALVE
⊙	IRI
⊙	WATER VALVE
⊙	WATER VALVE INLET
⊙	TRIP POINT
⊙	POST SIGNATURE VALVE
⊙	WATER METER
⊙	PARKING METER
⊙	SEAN
⊙	FLAG POLE
⊙	WIRE MARKER
⊙	VALVE BOX
⊙	LIGHT POLE
⊙	OVERHEAD LIGHT POLE
⊙	ELECTRIC MANHOLE
⊙	TRAFFIC SIGNAL POLE
⊙	TRAFFIC CONTROL BOX
⊙	TRAFFIC SIGNAL VALVE
⊙	RAILROAD SIGNAL POLE
⊙	TRAFFIC SIGNAL VALVE
⊙	UTILITY POLE
⊙	OVERHEAD WIRES
⊙	UNDERGROUND ELECTRIC
⊙	UNDERGROUND GAS
⊙	UNDERGROUND TELEPHONE
⊙	UNDERGROUND FIBER OPTIC
⊙	UNDERGROUND CABLE T.V.
⊙	WATER MAIN
⊙	BOUNDARY BEYOND
⊙	STORM BEYOND
⊙	FENCE LINE
⊙	WOOD PILE
⊙	WOODEN SIGN
⊙	WOODEN POST
⊙	WOODEN SIGN
⊙	WOODEN SIGN
⊙	WOODEN SIGN

Rev.	Date	Description	By

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATION: 31 W. PROSPECT AVE. MOUNT PROSPECT, IL 60056

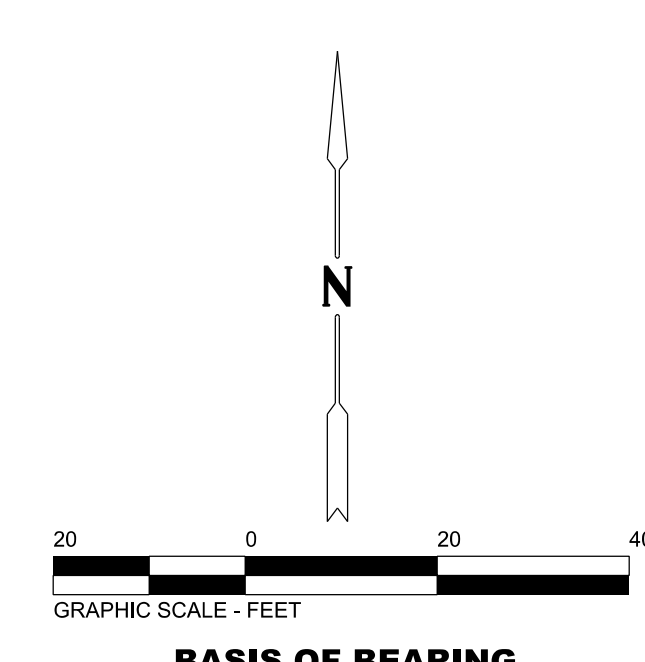
PREPARED FOR: JONATHAN SPILLIT ARCHITECTS, LTD. 4001 N. RAVENSWOOD AVE., #601 CHICAGO, IL 60613 PHONE: (773) 863-1017

WEBSTER, MCGRATH & AHLBERG, LTD. VMA LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE Over a Century of Service to our Clients 207 South Naperville Road, Wheaton, Illinois 60187 Ph: (830) 868-7603 Web: www.wma.com Design Firm License No. 184203101

JOB #: 44405 DATE: 12/17/2020 SCALE: 1"=20'

SURV: CLB DRAWN: CLB DESIGN: _____

FILE #: COOK CO. 12-41-11 SHEET #: 1 of 1



BASIS OF BEARING
ILLINOIS STATE PLANE EAST ZONE AS DETERMINED BY TRIMBLE VRS GPS NETWORK

UTILITY INFORMATION

A JULI.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYOR, DIG NO. X352051 ON DECEMBER 17, 2020. THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

ATT DISTRIBUTION
EMAIL: G11629@ATT.COM
PHONE: 630.573.5450

ATT TRANSMISSION
CONTACT: KENNETH COLWELL
EMAIL: KLC12R@ATT.COM
PHONE: 630.383.9249

CENTURY LINK
EMAIL: NATIONALRELO@CENTURYLINK.COM
PHONE: 877.366.3342

COMED JOLIET
CONTACT: NONE PROVIDED
PHONE: 630.576.7094

COMCAST
CONTACT: MARTHA GIERAS
PHONE: 630.600.6332

MCI
EMAIL: INVESTIGATIONS@VERIZON.COM
PHONE: NONE PROVIDED

NIOR GAS
CONTACT: UTILITY CONSULTANT03W
PHONE: 630.388.2362

VILLAGE OF MOUNT PROSPECT
CONTACT: DONNA BROWN
EMAIL: DBROWN@MOUNTPROSPECT.ORG
PHONE: 847.870.5640X8884
MAPS PROVIDED

WIDE OPEN WEST
CONTACT: PAUL FLUNKOW
EMAIL: PAUL.FLUNKOW@WOWINC.COM
PHONE: 630.536.3139

UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS AND VILLAGE OF MOUNT PROSPECT ATLAS AND MAY NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS, OTHER THAN THE VILLAGE OF MOUNT PROSPECT. NONE OF THE COMPANIES ABOVE PROVIDED MAPS TO THE SURVEYOR.

BENCHMARK INFORMATION

SOURCE BENCHMARK
NGS BENCHMARK LD222 (PID DM889)
STEEL ROD IN SLEEVE AT SOUTHEAST CORNER OF SUNSET MEADOWS PARK IN ROLLING MEADOWS, IL.
ELEVATION= 690.96 NAVD88 (MEASURED 690.99)

SITE BENCHMARK NO. 1
CUT CROSS IN CONCRETE WALK IN SOUTHEAST CORNER OF W. EVERGREEN ST. AND S. WILLE ST. SHOWN HEREON.
ELEVATION = 674.13 NAVD88

SITE BENCHMARK NO. 2
CROSS CUT IN CURB NORTH SIDE OF INTERSECTION OF W. PROSPECT AVE. AND S. WILLE ST. SHOWN HEREON.
ELEVATION = 673.79 NAVD88

